

MINUTES OF THE HOWARD COUNTY PLANNING BOARD – December 6, 2007 P.M.

Members Present: Tammy CitaraManis, Chairperson; Linda Dombrowski; Ramsey Alexander, Jr.

Members Absent: David Grabowski, Vice-Chair; Gary Rosenbaum

DPZ Staff Present: Marsha McLaughlin; Kent Sheubrooks; Lisa Kenney

Premeeting Minutes

The Board set its Agenda for the 2007 calendar year and discussed several administrative matters.

Minutes

No minutes were voted upon.

PUBLIC MEETING

Ms. CitaraManis opened the public meeting at approximately 7:00 p.m.

ZONING BOARD CASES

ZB 1070M Redmiles Service

Presented By: Bob Lalush
Petition: Petition for approval of an amended Preliminary Development Plan in the BR Zoning District, south side of Old Frederick Road, opposite E. Watersville Road (17501 Old Frederick Road).
DPZ Recommendation: Approval
Petitioner's Representative: Tom Meachum, Esquire

Bob Lalush gave a brief overview of the request to amend the preliminary development plan, zoned BR to allow the addition of a contractor storage building and contractor storage yard to approved uses on the property. He explained the zoning and uses of adjacent properties and stated that the Petitioner needs to declare the description and size of vehicles to be stored. Mr. Lalush also explained that the existing wood splitter use needs to be added because it was not part of the original zoning case ZB 1034M.

Mr. Alexander questioned if there were any inconsistencies with what was approved under the original zoning case. Mr. Lalush explained that there were no inconsistencies, but that the original approval stated no machinery on the site, and was only intended for storage of wood. He also explained that the Petitioner does need to clarify what is going to be on the site for public record.

Mr. Meachum explained that the original plan was to store wood, and that Mr. Miles uses wood splitters on occasion and would like to add a building to store the equipment. He stated that a presubmission meeting was held and neighbors did not express concern.

Motion:

Mr. Alexander moved to recommend approval of the amended preliminary development plan ZB 1070M with the changes to the use as described by the Petitioner, and including specifically the addition of the new storage building; the storage of lawn maintenance equipment such as a bush hog and tractor; the storage and use of wood splitters to process logs on the site; and the occasional storage of a motor vehicle. Ms. Dombrowski seconded the motion.

Discussion:

Mr. Alexander stated that he did not see any problems with the plan.

Ms. Dombrowski agreed and that the nature of equipment declared as permitted uses have been expanded and they are permitted in BR zone.

Vote:

3 Yea 0 Nay. The motion was carried.

ZONING REGULATION AMENDMENTS

ZRA 93 – Marsha S. McLaughlin, Director

Presented By:

Stephen Lafferty

Petition:

To revise Section 102.B. of the Violations, Enforcement, and Penalties section to state that citations of violations of the Zoning Regulations are enforceable in court or by administrative proceedings, and to specify that zoning violations issued by the Department of Planning and Zoning under the provisions of Section 102.B. cannot be appealed using the process specified in Section 130.A.3. of Section 130: Hearing Authority regulations.

DPZ Recommendation:

Approval

Petitioner's Representative: Stephen Lafferty

Mr. Lafferty explained the current process of zoning enforcement of violations. He stated that the amendments would streamline the process by having violations heard by the Hearings Examiner. Mr. Lafferty stated that this process would add another tool to address zoning violations.

Bridget Mugane of 9250 Red Cart Court, representing Howard County Citizen Association, spoke in support of the amendment.

Carol Filipzack of 10968 Swansfield Road, representing the League of Women Voters, spoke in support of the amendment stating land owners and communities need a fair, efficient process to handle complaints.

Motion:

Ms. Dombrowski moved to recommend approval for ZRA 93 as well the companion legislation.

Mr. Alexander, Jr. seconded the motion.

Discussion:

Ms. Dombrowski stated that the amendment provides necessary tools to address violations in a reasonable time and allows property owner to voice their side of the story as well as streamlining the process to facilitate rapid resolutions.

Mr. Alexander stated his agreement with Ms. Dombrowski

Ms. CitaraManis stated that the amendment would shorten the process by getting to the merits of the case quicker.

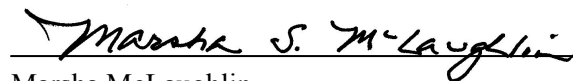
Vote:

3 Yea 0 Nay.

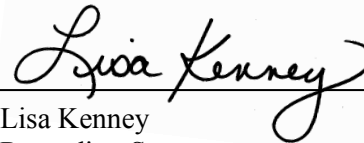
Special Subjects:

1. SDP-93-131 Redding Rental, Sieling Industrial Center, Sect.1, Area 1. The plan is a red-line revision to expand an existing parking lot more than 5,000 sq. ft., which requires Planning Board approval. Ms. Dombrowski moved to approve the red-line revision and Mr. Alexander seconded the motion. **Vote:** 3 Yea 0 Nay.

THERE BEING NO FURTHER BUSINESS, THE PLANNING BOARD ADJOURNED AT APPROXIMATELY 8:25 P.M.



Marsha McLaughlin
Executive Secretary



Lisa Kenney
Recording Secretary